

DOCUMENT #3047

ADOPTED ✓

MEMORANDUM

MAY 12, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 58 zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

NeighborhoodsRecommendations

	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	12	1		
Back Bay				
Beacon Hill				
Charlestown				
Chinatown				
City Proper	2		1	1
Dorchester	4	2		2
East Boston	2			
Fenway				
Government Center				
Hyde Park		2		1
Jamaica Plain	4			1
Kenmore				
Mattapan	1	1		
North End	2			
Roslindale	1			
Roxbury	5	2		1
South Boston	6			
South Cove	1			
South End	2			
West Roxbury				1

Allston-Brighton

Approval Z-11261. 237-241 Market St. One-story addition.

Approval Z-11262. 74 Corey Rd. Nursing home to eight apartments.

Approval Z-11270. 525-533 Washington Street. Bakery.
Approval Z-11308. 426-440 Western Ave. Take-out restaurant.
Approval Z-11318. 44 Champney St. Three to four family dwelling.
Approval Z-11361. 30-80 Warren St. Off-street parking.
Approval Z-11274. 9 Wilton St. Auto parts structure.
Approval Z-11465. 45 Madeline St. Deck addition.
Approval Z-11467. 6 Wadsworth St. Garage roof addition.
Approval Z-11472. 18-20 North Crescent Circuit. Enclose porches.
Denial Z-11431. 40 Oak Square Ave. Legalize two-family dwelling.
Approval Z-11508. 76 Goodenough St. Enclose porches.
Approval Z-11509. 42-44 Winship St. Two to three family dwelling.

City Proper

Denial Z-11457. 176-184 High St. Penthouse addition.
w/o
Prejudice

Deferral Z-11458. 659-665 Washington St. Food storage.
Approval Z-11461. 339-345 Washington St. Take-out restaurant.
Approval Z-11407. 30-36 Batterymarch St. Take-out restaurant.

Dorchester

Denial Z-11468. 309 Adams St. Basement apartment.
Approval Z-11495. 55 Kingsdale St. Three apartments.
Denial Z-11425. 682 Blue Hill Ave. Four to six apartments.
Approval Z-11432. 10 Savin Hill Ave. Legalize two-family dwelling.
Approval Z-11481. 1 Trull St. Two-family dwelling.
Deferral Z-11498. 416-422 Geneva Ave. Lodgers, restaurant, social club.
Deferral Z-11499. 34 Lawrence Ave. Two to four-family dwelling.
Approval Z-11507. 61 Crescent Ave. Enclosed porches.

East Boston

- Approval Z-11471. 52A-54 Bennington St. Restaurant.
Approval Z-11491- 54-56 Homer and 93 Moore Sts. Subdivision.
11493.

Hyde Park

- Denial Z-11462. 86 Roanoke Rd. One to two-family dwelling.
Deferral Z-11504. 942 Hyde Park Ave. Two side additions.
Denial Z-11479. 94 West St. One-story addition.

Jamaica Plain

- Approval Z-11175. 404 Centre Street. Two-family dwelling and travel agency.
Approval Z-11463- 143-147 Williams St. Three-family dwelling.
11464.
Deferral Z-11429. 107 Rossmore Rd. Three-family dwelling.
Approval Z-11452. 8-10 South Huntington Ave. Take-out restaurant.
Approval Z-11503. 93-95 Wachusett St. Four apartment townhouse structure.

Mattapan

- Denial Z-11470. 15 Newcroft Circle. Basement apartment.
Approval Z-11597- 39-41 Westmore and 17 Greendale Roads. One, two and
11599 three-family dwellings.

North End

- Approval Z-11238. 21 Charter St. Twelve to fourteen apartments.
Approval Z-11422. 10 Harris St. Restaurant storage space.

Roslindale

- Approval Z-11517. 750 American Legion Highway. Deck addition.

Roxbury

- Approval Z-11279. 300-304A Warren St. Two to four apartments.
Approval Z-11286. 304-308 Dudley St. Laundromat.
Denial Z-11302. 18 Hawthorne St. One to three-family dwelling.
Approval Z-11311. 501 Warren St. Enclose porches.
Denial Z-11320. 80 Mt. Pleasant Ave. Three to four-family dwelling.

Approval Z-11321. 30 Prentiss St. Security fence.

Deferral Z-11416. 20 Blue Hill Ave. Distribution of janitorial supplies.

Approval Z-11426. 80 Thornton St. One to two-family dwelling.

South Boston

Approval Z-11430. 71 Farragut Rd. Enclose porches.

Approval Z-11454. 290 K Street. Rear deck addition.

Approval Z-11473. 807 East Third St. Two-family and stores to three-family dwelling.

Approval Z-11494. 64-66 F Street. Dormer additions.

Approval Z-11533- 30-34 Woodward St. Four apartments.
11534.

Approval Z-11667. East Fourth St. Rear sun deck addition.

South Cove

Approval Z-11297. 230 Stuart St. Daycare center.

South End

Approval Z-11380. 495 Columbus Ave. One to four apartments.

Approval Z-11396. 1960-1964 Washington St. Scenery construction, distribution of newspapers.

West Roxbury

Deferral Z-11476. 2135 Centre St. Real estate offices.

BOARD OF APPEAL REFERRALS

MAY 12, 1988

Hearing

1.	Z-11175	5/17/88	Ana Bonilla 404 Centre Street, Jamaica Plain
2.	Z-11238	5/24/88	Andrew B. Constantine 21 Charter Street, Boston
3.	Z-11261	5/10/88	Edward A. Ryan 237-241 Market Street, Brighton
4.	Z-11262	5/10/88	David R. Elmaleh 74 Corey Road, Brighton
5.	Z-11270	5/10/88	Nicholas Abdul Messile 525-533 Washington Street, Brighton
6.	Z-11274	5/10/88	Jack Young 9 Wilton Street, Brighton
7.	Z-11279	5/10/88	Angelyn Holt 71 Dale Street, Roxbury
8.	Z-11286	5/10/88	Carlos DePina 304-308 Dudley Street, Roxbury
9.	Z-11297	5/17/88	Bradford Tower Associates 230 Stuart Street, Boston
10.	Z-11302	5/17/88	William B. High 18 Hawthorne Street, Roxbury
11.	Z-11308	5/24/88	LCD Realty Associates 436-440 Western Avenue, Brighton
12.	Z-11311	5/24/88	Dinkneh Groom 501 Warren Street, Roxbury
13.	Z-11318	5/24/88	Louis Carcerano 44 Champney Street, Brighton
14.	Z-11320	5/24/88	Michael Cristaldi, Trustee 80 Mt. Pleasant Avenue, Roxbury
15.	Z-11321	5/24/88	Wentworth Institute of Technology 30 Prentiss Street, Roxbury
16.	Z-11361	5/24/88	Kennedy Memorial Hospital 30-80 Warren Street, Brighton
17.	Z-11380	5/10/88	Lucille G. Williams Banks 495 Columbus Avenue, Boston

BOARD OF APPEAL REFERRALS

MAY 12, 1988

		<u>Hearing</u>	
18.	Z-11396	5/24/88	Two Thousand Realty Trust Deborah Smookler, Trustee 1960-1964 Washington Street, Roxbury
19.	Z-11408	5/17/88	Batterymarch Associates 30 Batterymarch Street, Boston
20.	Z-11416	5/17/88	Aer-O-Matic Chemical Company 20 Blue Hill Avenue, Roxbury
21.	Z-11422	5/17/88	Donato Frattaroli 10 Harris Street, Boston
22.	Z-11425	5/17/88	Ella Everette 682 Blue Hill Avenue, Dorchester
23.	Z-11426	5/17/88	Jon Ellertson 80 Thornton Street, Roxbury
24.	Z-11429	5/17/88	Joe Antonellis 107 Rossmore Road, Jamaica Plain
25.	Z-11430	5/17/88	Admiral Farragut Realty Trust 71 Farragut Road, South Boston
26.	Z-11431	5/17/88	Linda A. Cox 40 Oak Square Avenue, Brighton
27.	Z-11432	5/17/88	William M. O'Brien 10 Savin Hill Avenue, Dorchester
28.	Z-11452	5/17/88	Joseph's Pizzeria 8-10 South Huntington Avenue, Jamaica Plain
29.	Z-11454	5/24/88	William F. Carr 290 K Street, South Boston
30.	Z-11457	5/10/88	Chadwick Building Company 176-184 High Street, Boston
31.	Z-11458	5/10/88	Raymond Ha 659-665 Washington Street, Boston
32.	Z-11461	5/10/88	Liberty Properties 339-345 Washington Street, Boston
33.	Z-11462	5/10/88	Christopher E. Shedd 86 Roanoke Road, Hyde Park
34.	Z-11463-11464	5/10/88	James F. Sullivan, Jr. 143-145 Williams Street, Jamaica Plain

BOARD OF APPEAL REFERRALS

MAY 12, 1988

Hearing

35.	Z-11465	5/10/88	Beverly A. Cannon 45 Madeline Street, Brighton
36.	Z-11467	5/10/88	Irene Sratter 6 Wadsworth Street, Allston
37.	Z-11468	5/10/88	Gabriel Mannion 309 Adams Street, Dorchester
38.	Z-11470	5/10/88	Jose & Evidelia Edwards 15 Newcroft Circle, Mattapan
39.	Z-11471	5/10/88	Julio Ferreiros, Jr. 52A-54 Bennington Street, East Boston
40.	Z-11472	5/10/88	Gregory Doyle 18-20 North Crescent Circuit, Brighton
41.	Z-11473	5/24/88	Dorothy Muscato 807 East Third Street, South Boston
42.	Z-11476	5/10/88	Daniel J. Furden 2135 Centre Street, West Roxbury
43.	Z-11479	5/17/88	James Harrington 94 West Street, Hyde Park
44.	Z-11481	5/17/88	Hancock Realty Trust Gerald M. Dailey, Trustee One Trull Street, Dorchester
45.	Z-11491	5/24/88	Joseph J. & Paula Guarnaccia 56 Homer Street, East Boston
46.	Z-11494	5/24/88	Joyce O'Malley, Trustee 64-66 F Street, South Boston
47.	Z-11495	5/10/88	Rossmor, Inc. 55 Kingsdale Street, Dorchester
48.	Z-11498	5/24/88	Francisco Ortiz 416-422 Geneva Avenue, Dorchester
49.	Z-11499	5/24/88	George Jordan 34 Lawrence Avenue, Dorchester
50.	Z-11503	5/24/88	Mary E. Rourke 93-95 Wachusett Street, Jamaica Plain
51.	Z-11504	5/10/88	Metropolitan Avenue Trust 942 Hyde Park Avenue, Hyde Park

BOARD OF APPEAL REFERRALS

MAY 12, 1988

Hearing

52.	Z-11507	5/24/88	Pauline Willis 61 Crescent Avenue, Dorchester
53.	Z-11508	5/24/88	Kit Chang Chow 76 Goodenough Street, Allston
54.	Z-11509	5/24/88	Winship Real Estate Trust 42-44 Winship Street, Brighton
55.	Z-11517	5/17/88	Gennaro & Maria Balzano 750 American Legion Highway, Roslindale
56.	Z-11533	5/24/88	Woodward Group, Ltd. 32-34 Woodward Street, South Boston
57.	Z-11597-11599	5/24/88	Consalvo & Sons, Inc. 39-41 Westmore Road & 17 Greendale Road, Mattapan
58.	Z-11667	5/17/88	Joseph Fisher 536 East Fourth Street, South Boston

Board of Appeal Referrals

5/12/88

Hearing: 5/17/88

Z-11175
Ana Bonilla
404 Centre Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one-family dwelling and doctor's office to two-family dwelling and travel agency.

Violation(s): Travel agency is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-11175, Ana Bonilla, 404 Centre Street, Jamaica Plain, for two variances for change of occupancy from one-family dwelling and doctor's office to two-family dwelling and travel agency in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing uses compatible with mixed residential-commercial character of neighborhood.



Z-11175 404 CENTRE ST. JAMAICA PLAIN

Board of Appeal Referrals

5/12/88

Hearing: 5/24/88

Z-11238
Andrew B. Constantine
21 Charter Street
Boston

Site: Four-story structure

District(s): Apartment (H-3-65)

Purpose: Change occupancy from twelve to sixteen apartments.

Violation(s) Dwelling converted for more families is conditional use.

Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-11238, Andrew B. Constantine, 21 Charter Street, Boston, for conditional use and two variances for change of occupancy from twelve to sixteen apartments in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval with the following provisos: that proposed occupancy be reduced to fourteen apartments; that basement apartments comply with Inspectional Services Department guidelines; that appellant finalize proposal for affordable unit with Neighborhood Council; that plans be submitted to the Authority for design review approval. Revised proposal from four small basement apartments to two two-bedroom units.



Z-11238

21 CHARTER ST, BOSTON

Board of Appeal Referrals

5/12/88

Hearing: 5/10/88

Z-11261
Edward Ryan
237-241 Market Street
Brighton

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from convenience store (24 hours)
and ice cream parlor to same and retail store;
erect one-story addition.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11261, Edward Ryan, 237-241 Market Street, Brighton, for change of occupancy from convenience store (24 hours) and ice cream parlor to same and retail store and erect one-story addition in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with specific emphasis on landscaping, parking design, and trash disposal be submitted to the Authority for design review approval. Brighton-Allston Improvement Association and abutters support project.



Z-11261 237-241 MARKET ST. BRIGHTON

Board of Appeal Referrals

5/12/88

Hearing: 5/10/88

Z-11262
David R. Elmaleh
74 Corey Road
Brighton

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from nursing home to eight apartments;
extend existing dormers.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11262, David R. Elmaleh, 74 Corey Road, Brighton, for change of occupancy from nursing home to eight apartments and extend dormers in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that appellant review plans with respect to parking egress with the City Traffic and Parking Department. Allston-Brighton PZAC and neighborhood group "COMCO" support project.



Z-11262 74 COREY RD. BOSTON

Board of Appeal Referrals

5/12/88

Hearing: 5/10/88

Z-11270
Nicholas Abdul Messile
525-533 Washington Street
Brighton

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from restaurant and stores to
restaurant and bakery.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11270, Nicholas Abdul
Messile, 525-533 Washington Street, Brighton, for
change of occupancy from restaurant and stores
to restaurant and bakery in a local business (L-.5)
Interim Planning Overlay District, the Boston
Redevelopment Authority recommends approval with
proviso that plans with particular attention to
ventilation be submitted to the Authority for design
review approval. Allston-Brighton PZAC supports
project.

CHANDLER'S POND



Z-11270 525-533 WASHINGTON ST. BRIGHTON

Board of Appeal Referrals

5/12/88

Hearing: 5/10/88

Z-11274
Steven Santos
9 Wilton Street
Brighton

Site: 20,110 Square feet of land

District(s): Manufacturing (M-1)

Purpose: Erect two-story auto parts sales structure.

Violation(s): Insufficient off-street parking.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11274, Steven Santos, 9 Wilton Street, Brighton, for variance to erect two-story auto parts sales structure in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following provisos: (1) that plans be submitted to the City of Boston Transportation Department for review of traffic and circulation impacts and exact location of curbcuts; due to the congestion of streets in this area, all maneuvering must be done off street; curbcuts should not be allowed on Wilton Street; (2) that plans be submitted for design review with respect to building materials, architectural style, scale, and conformity with surrounding structures; (3) that site be cleared of all debris and rubbish; (4) that the minimum number of parking spaces required for proposed project be provided in appellant's parking lot across the street from site and that these spaces be used exclusively for parking needs associated with site in order to allow sufficient space on-site for truck maneuvering.



Z-11274 9 WILTON ST. BRIGHTON

Board of Appeal Referrals

5/12/88

Hearing: 5/10/88

Z-11279
Angelyn Holt
300-304A Warren Street
Roxbury

Site: Three-story structure

District(s): General business (B-1)

Purpose: Change occupancy from two apartments and three stores to four apartments and three stores.

Violation(s): Insufficient lot area and open space.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11279, Angelyn Holt, 300-304A Warren Street, 300-304A Warren Street, Roxbury, for two variances for change of occupancy from two apartments and three stores to four apartments and three stores in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Site is located along a Boulevard Planning District in the Sav-Mor subdistrict of the Roxbury Interim Planning Overlay District. Vacant storefront would be eliminated. Roxbury Neighborhood has voted to support proposal.



Z-11279 300-304A WARREN ST. ROXBURY

Board of Appeal Referrals

5/12/88

Hearing: 5/10/88

Z-11286
Carlos DePina
304-308 Dudley Street
Roxbury

Site: Eight-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from eight apartments and two stores to eight apartments, store, and laundromat.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11286, Carlos DePina, 304-308 Dudley Street, Roxbury, for change of occupancy from eight apartments and two stores to eight apartments, store, and laundromat in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Site is located along a Boulevard Planning District within the Shirley-Eustis subdistrict of the Roxbury Interim Planning Overlay District. Renovation of storefront will tend to encourage revitalization of properties along this corridor. Roxbury Neighborhood Council has voted to support proposal.



Z-11286 304-308 DUDLEY ST. ROXBURY

Board of Appeal Referrals

5/12/88

Hearing: 5/17/88

Z-11297

Bradford Tower Associates
Douglas M. McGarran, Agent
230 Stuart Street
Boston

Site: Eight-story structure

District(s): General business (B-8)

Purpose: Change occupancy from 142 elderly apartments and commercial to same and daycare center.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11297, Bradford Tower Associates, Douglas M. McGarran, Agent, 230 Stuart Street, Boston, for change of occupancy from 142 elderly apartments and commercial to same and day care center in a general business (B-8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that the Center meet the state Office for Children regulations for childcare centers. The existing childcare facility is an appropriate use for the building and the area. In addition, the Center is operated exclusively for Boston residents and primarily for the families of Boston's Asian community residing in the Chinatown-Bay Village area.



Z-11297 230 STUART ST. BOSTON

Board of Appeal Referrals

5/12/88

Hearing: 5/17/88

Z-11302
William B. High
18 Hawthorne Street
Roxbury

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to three-family dwelling.

Violation(s) Insufficient lot area and open space.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11302, William B. High, 18 Hawthorne Street, Roxbury, for two variances for change of occupancy from one- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Site is one-half of a duplex structure located on a narrow one-way street in the Highland Park subdistrict of the Roxbury IPOD. Proposal would set a precedent on Hawthorne Street which contains a mix of low-density residential dwellings. No off-street parking available. Roxbury Neighborhood Council voted to support proposal.



Z-11302 18 HAWTHORNE ST. ROXBURY

Board of Appeal Referrals

5/12/88

Hearing: 5/24/88

Z-11308
LCD Realty Associates
Steven Weinstein, Agent
436-440 Western Avenue
Brighton

Site: Three-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from two-family dwelling and store to two-family dwelling and take-out restaurant.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11308, LCD Realty Associates, Steven Weinstein, Agent, 436-440 Western Avenue, Brighton, for change of occupancy from two-family dwelling and store to two-family dwelling and take-out restaurant in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that "Big Daddy" sign comply with code regulations. Restaurant has existed at this location approximately ten years. Allston-Brighton PZAC voted approval with above sign proviso.



Z-11308 436-440 WESTERN AVE. BRIGHTON

12

Board of Appeal Referrals

5/12/88

Hearing: 5/24/88

Z-11311
Dinkneh Groom
501 Warren Street
Roxbury

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose rear porches of six-family dwelling.

Violation(s) Excessive floor area ratio.

Insufficient rear yard.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11311, Dinkneh Groom, 501 Warren Street, Roxbury, for two variances to enclose rear porches of six-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Enclosed porches do not extend beyond existing footings. Roxbury Neighborhood Council has voted to support proposal.



Z-11311 501 WARREN ST. ROXBURY

Board of Appeal Referrals

5/12/88

Hearing: 5/24/88

Z-11318
Louis Carcerano
44 Champney Street
Brighton

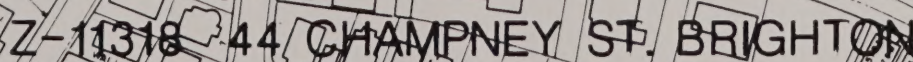
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11318, Louis Carcerano, 44 Champney Street, Brighton, for change of occupancy from three- to four-family dwelling in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to creating buffers between parking area, street and adjoining property be submitted to the Authority for design review approval. Allston-Brighton PZAC voted no position.



Board of Appeal Referrals

5/12/88

Hearing: 5/24/88

Z-11320
Michael Cristaldi, Trustee
80 Mt. Pleasant Avenue
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three-family to four-family dwelling.

Violation(s) Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

Insufficient open space.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11320, Michael Cristaldi, Trustee, 80 Mt. Pleasant Avenue, Roxbury, for forbidden use and two variances for change of occupancy from three-family to four-family dwelling in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Specific concern is that Mt. Pleasant Avenue is a narrow one-way street with on-street parking on one side. This series of row structures contains one-, two-, and three-family dwellings and lodging houses. Increasing the occupancy of this row house to four apartments would set a precedent for the entire block and increase the traffic demand on an already congested street. There is a significant amount of vacant land in the immediate neighborhood suitable for residential construction. Creating new apartments within existing structures does not encourage the development of vacant land in the Roxbury neighborhood. Roxbury Neighborhood Council supports this appeal for the change of occupancy.



Z-11320 80 MT. PLEASANT AVE. ROXBURY

Board of Appeal Referrals

5/12/88

Hearing: 5/24/88

Z-11321
Wentworth Institute of Technology
50 Prentiss Street
Roxbury

Site: Vacant land

District(s): Manufacturing (M-2)

Purpose: Erect eight-foot high chain link fence.

Violation(s): Insufficient front, side, and rear yards.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11321, Wentworth Institute of Technology, 50 Prentiss Street, Roxbury, for three variances to erect eight-foot high chain link fence in a manufacturing (M-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Security fence tends to reduce trespassing and vandalism. Roxbury Neighborhood Council has voted to support fence.



2-11321-30 PRENTISS ST ROXBURY

Board of Appeal Referrals

5/12/88

Hearing: 5/24/88

Z-11361
Kennedy Memorial Hospital
30-80 Warren Street
Brighton

Site: J.P. Kennedy Memorial Hospital for Children

District(s): Apartment (H-1)

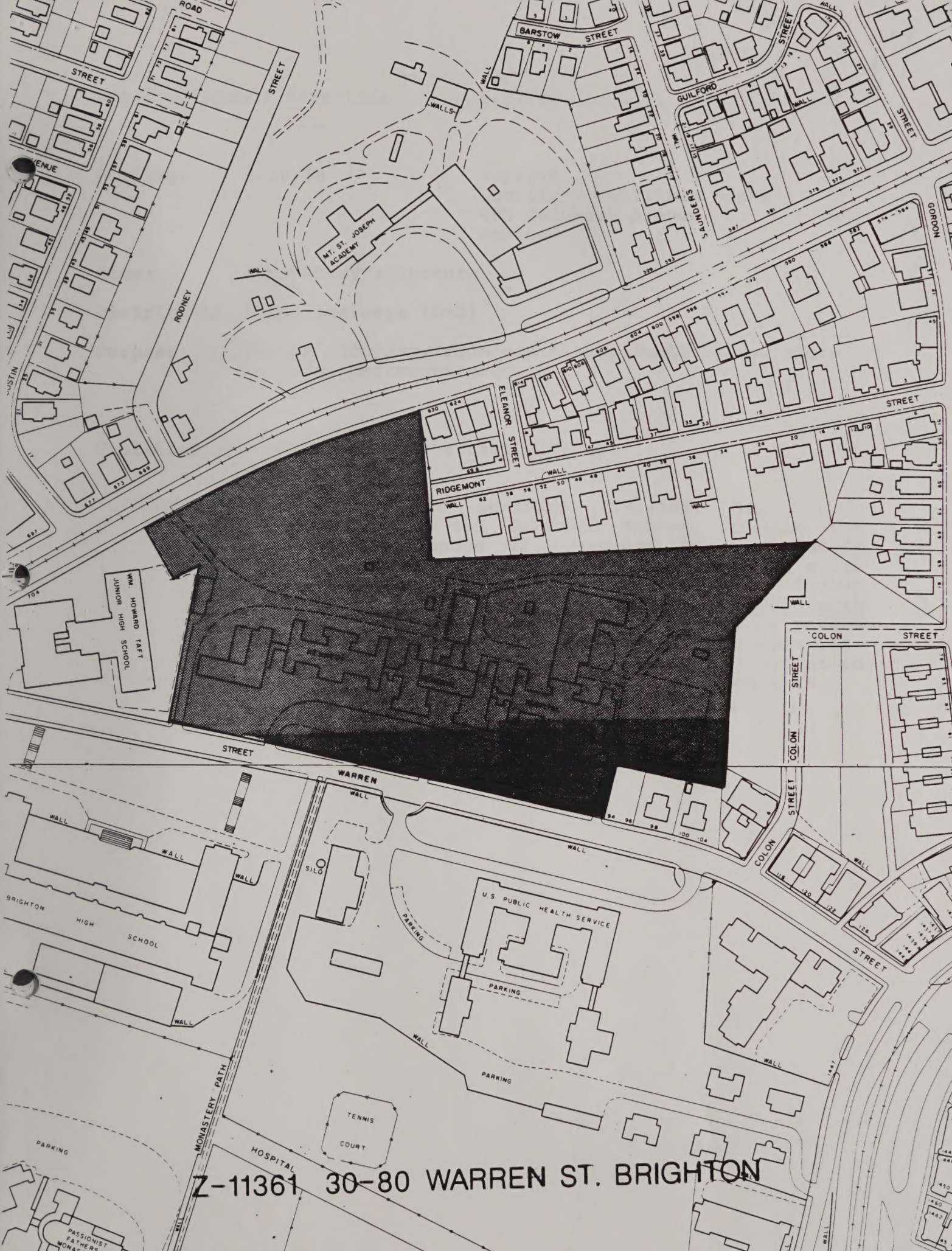
Purpose: Use premises for off-street parking.

Violation(s) Off-street parking not allowed within front yard
nor within five feet of side lot line.

Off-street parking design.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11361, Kennedy Memorial Hospital, 30-80 Warren Street, Brighton, for two variances to use premises for off-street parking in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to landscaping be submitted to the Authority for design review approval. Community has reviewed and approved plans.



Z-11361 30-80 WARREN ST. BRIGHTON

Board of Appeal Referrals

5/12/88

17

Hearing: 5/10/88

Z-11380
Lucille G. Williams Banks
495 Columbus Avenue
Boston

Site: Five-story structure

District(s): Local business (L-2)

Purpose: Change occupancy from one-family dwelling and store
to four apartments and store.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-11380, Lucille G. Williams Banks, 495 Columbus Avenue, Boston, for variance for change of occupancy from one-family dwelling and store to four apartments and store in a local business (L-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that appellant must review plans with Claremont Neighborhood Association. Provision of two parking spaces and restoration and rehabilitation of structure will enhance area.



11380 495 COLUMBUS AVE. BOSTON

PARKING
AREA

Board of Appeal Referrals

5/12/88

Hearing: 5/24/88

Z-11396

Two Thousand Realty Trust
Deborah Smookler, Trustee
1960-1964 Washington Street
Roxbury

Site: Two-story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from warehouse and storage to same and factory and industrial.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11396, Two Thousand Realty Trust, Deborah Smookler, Trustee, 1960-1964 Washington Street, Roxbury, for change of occupancy from warehouse and storage to same and factory and industrial in a manufacturing (M-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval subject to the following proviso: that appellant present proposal to Roxbury PZAC for review. Legalization of existing uses which are allowed by underlying zoning. Scenery construction (for Emerson College) and wholesale distribution of newspapers and magazines are compatible with surrounding manufacturing uses.



Z-11396 1960-1964 WASHINGTON ST. BOSTON

5/12/88

19

Hearing: 5/17/88 Z-11407-11408
Batterymarch Associates
30-36 Batterymarch Street
Boston

Site: Five-story structures

District(s): General business (B-10)

Purpose: Combine buildings for stores, offices, and take-out restaurant.

Violation(s) Take-out restaurant is conditional use.

VOTED: In reference to petitions Z-11407-11408, Batterymarch Associates, 30-60 Batterymarch Street, Boston, for conditional use to combine buildings for stores, offices, and take-out restaurant in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The site is located in a medium growth subdistrict (Subdistrict M) of the Downtown IPOD, and the proposal does not adversely impact on light, wind, or the established scale of the subdistrict. Further, with continued design review, it is believed that the design of this single Scola's Sandwich Shop and the entire renovation will not adversely impact on the existing character of the area. The proposed location for this use is in a building with a historical rating of Category 5, and the Boston Transportation Department is not in opposition to this petition.



Z-11407-11408 30-36 BATTERYMARCH ST BOSTON

Board of Appeal Referrals

5/12/88

Hearing: 5/17/88 Z-11416
Aer-O-Matic Chemical Company
Elliot Heyman, President
20 Blue Hill Avenue
Roxbury

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from office and electrical motor repair to wholesale distribution of janitorial supplies.

Violation(s) Wholesale distribution is forbidden use.

VOTED: In reference to petition Z-11416, Aer-O-Matic Chemical Company, Elliot Heyman, President, 20 Blue Hill Avenue, Roxbury, for forbidden use for change of occupancy from office and electrical motor repair to wholesale distribution of janitorial supplies in a local business (L-1) district, the Boston Redevelopment Authority recommends deferral. The building is located along a Boulevard Planning District in the Dudley Triangle Special Study District within the Roxbury Interim Planning Overlay District. This area has very extreme needs regarding suitable development. The long-term disinvestment and the ensuing blight along Blue Hill Avenue has fostered heavy commercial businesses which have severely impacted the surrounding residential and local business character. Used car lots, auto repair shops, barrooms, and vacant lots have replaced local businesses serving this former residential neighborhood. These uses indentify one of the major thoroughfares in the Roxbury community. Encouragement of businesses complementary to the remaining surrounding low-scale residential area is necessary to continue appropriate redevelopment of this boulevard and the surrounding neighborhood. The existing business has been operating at this location for approximately sixteen years. Appellant should meet with the Roxbury Neighborhood Council to review this change of use.



7-11416 20 BLUE HILL AVE. ROXBURY

Board of Appeal Referrals

5/12/88

Hearing: 5/17/88

Z-11422
Donato Frattaroli
10 Harris Street
Boston

Site: Three-story structure

District(s): Apartment (H-3-55)

Purpose: Change occupancy from three-family dwelling to same and ancillary storage.

Violation(s) Storage is forbidden use.

VOTED: In reference to petition Z-11422, Donato Frattaroli, 10 Harris Street, Boston, for forbidden use for change of occupancy from three-family dwelling to same and ancillary storage in an apartment (H-3-55) district, the Boston Redevelopment Authority recommends approval with the following provisos; that basement space at 10 Harris Street be limited to adjacent restaurant storage; that there be no deliveries from Harris Street or Fairfield Place; that there be no expansion of restaurant capacity; that storage use extend to Donato Frattaroli and present restaurant operation and expire upon sale, lease, rental, or other disposition of property.



Z-11422 10 HARRIS ST. BOSTON

Board of Appeal Referrals

5/12/88

Hearing: 5/17/88

Z-11425
Ella Everette
682 Blue Hill Avenue
Dorchester

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from four to six apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-11425, Ella Everette, 682 Blue Hill Avenue, Dorchester, for forbidden use and variance for change of occupancy from four to six apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The surrounding residential properties are low-scale multifamily homes and to increase the occupancy of this house to six apartments would set a precedent for the neighborhood. Blue Hill Avenue has large apartment buildings and vacant land appropriate for new housing. Maintaining the existing density of this low-scale neighborhood is important in preserving the quality of family units in the area.



Z-11425 682 BLUE HILL AVE DORCHESTER

23

Board of Appeal Referrals

5/12/88

Hearing: 5/17/88

Z-11426
Jon Ellertson
80 Thornton Street
Roxbury

Site:

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-11426, Jon Ellertson, 80 Thornton Street, Roxbury, for forbidden use and variance to legalize occupancy as two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Two-family dwelling is consistent with surrounding one-, two-, and three-family properties.



Z-11426 80 THORNTON ST ROXBURY

WASHINGTON

PARK

Board of Appeal Referrals

5/12/88

Hearing: 5/17/88

Z-11429
Joseph Antonellis
107 Rossmore Road
Jamaica Plain

Site: 4,798 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-family dwelling.

Violation(s) Insufficient lot area, rear yard, and parking space size.

VOTED: In reference to petition Z-11429, Joseph Antonellis, 107 Rossmore Road, Jamaica Plain, for three variances to erect three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. Exterior elevations must be submitted to the Authority to evaluate neighborhood impact. Layout and design of parking spaces as indicated on plot plan are inadequate.



Z-11429 107 ROSSMORE RD JAMAICA PLAIN

Board of Appeal Referrals

5/12/88

Hearing: 5/17/88

Z-11430

Admiral Farragut Realty Trust

71 Farragut Road

South Boston

Site: Three-story structure

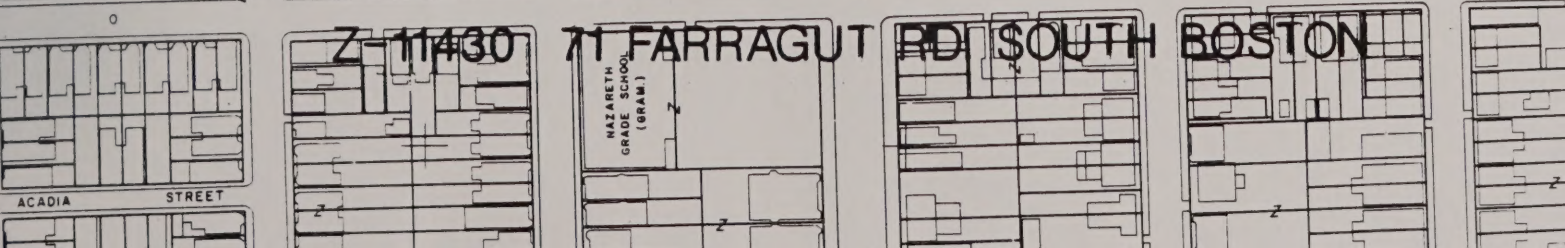
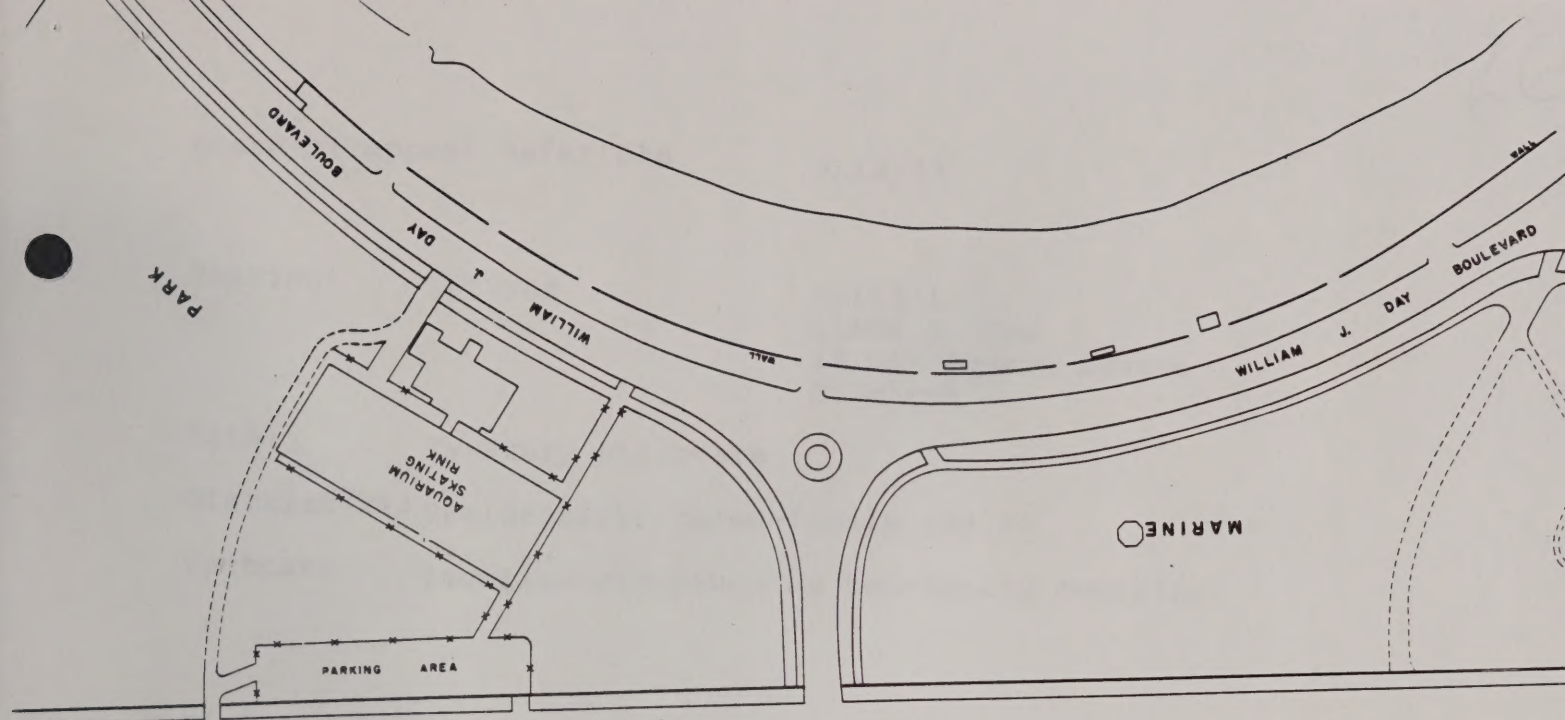
District(s): Residential, three-family (R-.8)

Purpose: Enclose rear porches of six-unit apartment structure.

Violation(s): Excessive floor area ratio.

Insufficient side and rear yards.

VOTED: In reference to petition Z-11430, Admiral Farragut Realty Trust, 71 Farragut Road, South Boston, for three variances to enclose rear porches of six-unit apartment structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval.



Z-11430

71 FARRAGUT RD

SOUTH BOSTON

Board of Appeal Referrals

5/12/88

Hearing: 5/17/88 Z-11431
Linda A. Cox
40 Oak Square Avenue
Brighton

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-11431, Linda A. Cox, 40 Oak Square Avenue, Brighton, for variance to legalize occupancy as two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Predominantly one-family area. Increased density could exacerbate existing parking problem on street. Proposed change would be detrimental and encourage similar conversions.



Z-11431 40 OAK SQUARE AVE. BRIGHTON

Board of Appeal Referrals

5/12/88

Hearing: 5/17/88

Z-11432
William O'Brien
10 Savin Hill Avenue
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-11432, William O'Brien, 10 Savin Hill Avenue, Dorchester, for two variances to legalize occupancy as two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that new apartment not exceed 30 percent of the living space within the structure to maintain the character of the family type apartment prevalent throughout the neighborhood. No record of legal occupancy.



Z-11432 10 SAVIN HILL AVE. DORCHESTER

Board of Appeal Referrals

5/12/88

Hearing: 5/17/88

Z-11452

Margaret Spears

Joseph's Pizzeria (Lessee)

8-10 South Huntington Avenue

Jamaica Plain

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from two-family dwelling and store to two-family dwelling and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-11452, Margaret Spears, Joseph's Pizzeria (Lessee), 8-10 South Huntington Avenue, Jamaica Plain, for conditional use for change of occupancy from two-family dwelling and store to two-family dwelling and take-out restaurant in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Pizza restaurant has been in operation since 1976. No community opposition nor detrimental impact.



Z-11452 8-10 SOUTH HUNTINGTON AVE. JAMIACA PLAIN

BROOKLINE

LEVERETT
BOSTON
BROOKLINE

Board of Appeal Referrals

5/12/88

29

Hearing: 5/24/88

Z-11454
William F. Carr
290 K Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Erect rear deck addition to three-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11454, William F. Carr, 290 K Street, South Boston, for variance to erect rear deck addition to three-family dwellin in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Existing second-floor rear deck.



Z-11454 290 K STREET SOUTH BOSTON

Board of Appeal Referrals

5/12/88

Hearing: 5/10/88

Z-11457
Chadwick Building Company
Robert H. Yelton, General Partner
176-184 High Street
Boston

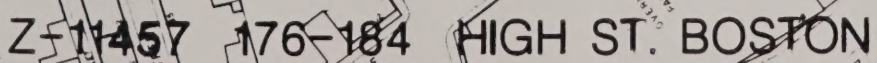
Site: Six-story structure

District(s): General business (B-10)

Purpose: Erect penthouse addition to office-retail structure.

Violation(s) Insufficient rear yard.

VOTED: In reference to petition Z-11457, Chadwick Building Company, Robert H. Yelton, General Partner, 176-184 High Street, Boston, for variance to erect penthouse addition to office-retail structure in a general business (B-10) district, the Boston Redevelopment Authority recommends denial without prejudice. Plans submitted with the petition indicate that the addition would not be consistent with the existing building's historic character in either design or materials, and because the addition would be clearly visible from adjacent public ways. This building, also known as the Chadwick Lead Works, is rated as a "II" by the Boston Landmarks Commission. This rating corresponds to buildings of major significance. The building is also located within the Custom House National Register District, and is eligible for designation as a Boston Landmark. In addition, this building is listed individually in the proposed Article 32 of the Boston Zoning Code, which has been noticed by the Boston Zoning Commission. This article would place the proposed article as well as any standards which might be enacted specifically for this building in accordance with procedures set forth in the proposed article. Under the Article 32 review, the Boston Landmarks Commission would first determine whether, because of the historical significance of this building, an addition would be appropriate under any circumstances. If it was determined that an addition was permissible, it would either have to be complementary to the existing building in materials and design, or set back so as not to be visible from a public way.



Board of Appeal Referrals

5/12/88

Hearing: 5/10/88 Z-11458
Raymond Ha (Lessee)
659-665 Washington Street
Boston

Site: Six-story structure

District(s): General business (B-10)

Purpose: Change occupancy from theatre, stores, offices, restaurant, bookstore, and 28 viewing booths to food storage, stores, offices, restaurant, book store, and 28 viewing booths.

Violation(s): Food storage is forbidden use.

VOTED: In reference to petition Z-11458, Raymond Ha (Lessee), 659-665 Washington Street, Boston, for forbidden use for change of occupancy from theatre, stores, offices, restaurant, bookstore, and 28 viewing booths to food storage, stores, offices, restaurant, bookstore, and 28 viewing booths in a general business (B-10) district, the Boston Redevelopment Authority recommends deferral for the following reasons: (1) The Chinatown/South Cove Neighborhood Council requires additional information in order to assess the potential impact of loading and unloading of goods on the local traffic flow and of truck traffic going between the property and the retail store at 15 Beach Street to which the subject property is proposed to be ancillary; (2) The Chinatown/South Cove Neighborhood Council requires additional information about the nature of the food products proposed to be stored and proposed measures of rodent control; (3) There is concern about the effect of a warehouse use on the character of the area, particularly in light of recent planning efforts to transform the area in the longterm into an active mixed-use district with a focus on cultural uses. For these reasons, the Authority recommends deferral to afford the appellant opportunity to meet with the Chinatown/South Cove Neighborhood Council, the Mayor's Office of Neighborhood Services, and the BRA to explore fully above-referenced issues of concern.



COMMON

FOUNTAIN

BAND-STAND

Z-11458

659-665

WASHINGTON ST BOSTON

32

Board of Appeal Referrals

5/12/88

Hearing: 5/10/88 Z-11461
Liberty Properties
339-345 Washington Street
Boston

Site: Eight-story structure

District(s): General business (B-10)

Purpose: Change occupancy from stores and offices to same
and take-out restaurant.

Violation(s) Take-out restaurant is conditional use.

VOTED: In reference to petition Z-11461, Liberty Properties, 339-345 Washington Street, Boston, for conditional use for change of occupancy from stores and office to same and take-out restaurant in a general business (B-10) district, the Boston Redevelopment Authority recommends approval. The proposed use, "Slices by Regina", is consistent with the current ground floor uses along Washington Street. Also in support of the proposed use is the Downtown Crossing Association, a private non-profit organization representing more than 250 businesses in Boston's central business district. Lastly, the Boston Transportation Department finds the use compatible with the current retail establishments along Washington Street and concludes that the proposed restaurant, "Slices by Regina" will not adversely impact vehicular or pedestrian traffic.



Z-11461 339-345 WASHINGTON ST. BOSTON

Board of Appeal Referrals

5/12/88

Hearing: 5/10/88

Z-11462
Christopher E. Shedd
86 Roanoke Road
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, rear yard, and off-street parking.

VOTED: In reference to petition Z-11462, Christopher E. Shedd, 86 Roanoke Road, Hyde Park, for forbidden use and four variances for change of occupancy from one- to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Extremely dense neighborhood which is predominantly single family. Roanoke Road is an unpaved private way. Proposal would set a negative precedent. Parking on and around site is insufficient. Inadequate plans.

Z-11462 86 ROANOKE RD. HYDE PARK



Z-11462 86 ROANOKE RD. HYDE PARK

Board of Appeal Referrals

5/12/88

Hearing: 5/10/88

Z-11463-11464

James F. Sullivan, Jr.

143-147 Williams Street

Jamaica Plain

Site: Three-story structure

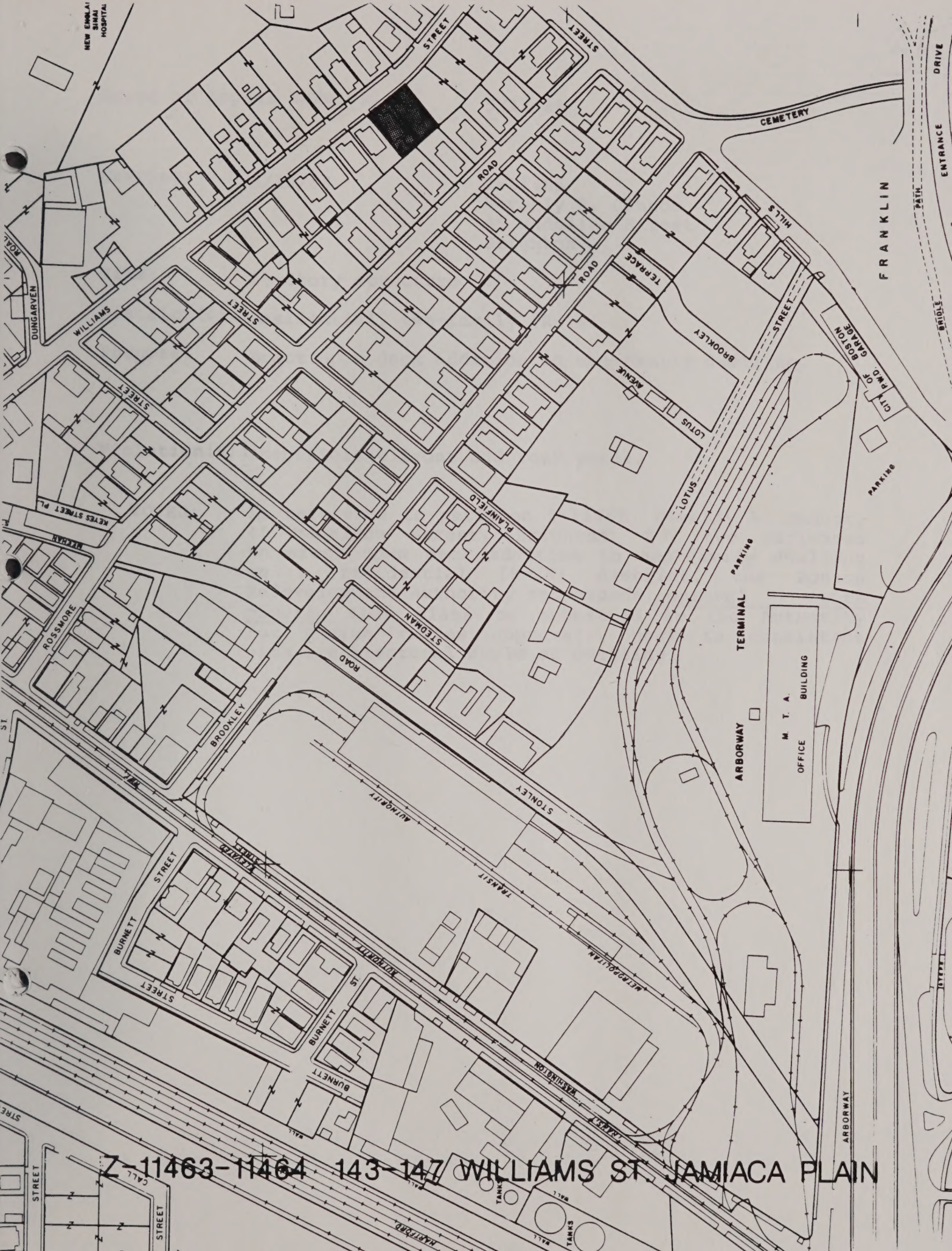
District(s): Residential, three-family (R-.8)

Purpose: Subdivide; erect three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient lot area, width, open space, side, rear yards, off-street parking, and accessory building setback.

VOTED: In reference to petitions Z-11463-11464, James F. Sullivan, Jr., 143-147 Williams Street, Jamaica Plain, for thirteen variances to subdivide and erect three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Lot size is compatible with surrounding properties. Three off-street parking spaces provided.



Z-11463-11464 143-147 WILLIAMS ST. JAMICA PLAIN

Board of Appeal Referrals

5/12/88

Hearing: 5/10/88

Z-11465
Beverly A. Cannon
45 Madeline Street
Brighton

Site: 1½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect open deck addition to one-family dwelling.

Violation(s): Insufficient front and rear yards.

VOTED: In reference to petition Z-11465, Beverly A. Cannon, 45 Madeline Street, Brighton, for two variances to erect open deck addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Deck is consistent with architectural style of dwelling.



MC. K
PLAYG

11465 45 MADELINE ST. BOSTON

Board of Appeal Referrals

5/12/88

Hearing: 5/10/88

Z-11467
Irene Stratton
6 Wadsworth Street
Allston

Site: 2½-Story structure (one-family dwelling)

District(s): Residential, three-family (R-.8)

Purpose: Erect addition to garage roof.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11467, Irene Stratton, 6 Wadsworth Street, Allston, for variance to erect addition to garage roof in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso: that plans with respect to roof pitch, window and door placement, design, and exterior materials be submitted to the Authority for design review approval.



Z-11467 6 WADSWORTH ST. ALLSTON

Board of Appeal Referrals

5/12/88

Hearing: 5/10/88

Z-11468
Gabriel Mannion
309 Adams Street
Dorchester

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s) Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-11468, Gabriel Mannion, 309 Adams Street, Dorchester, for forbidden use and two variances for change of occupancy from three- to four-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Basement apartment is inappropriate. Heavy vehicular use of Adams Street, abutting commercial uses and generated noise would have an adverse impact on proposed dwelling unit.



Z-11468

309 ADAMS ST. DORCHESTER

Board of Appeal Referrals

5/12/88

Hearing: 5/10/88

Z-11470
Jose E. Edwards
15 Newcroft Circle
Mattapan

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-11470, Jose E. Edwards, 15 Newcroft Circle, Mattapan, for forbidden use and three variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed basement apartment does not appear to be more than 50 percent above grade nor provide adequate natural light.



Z-11470 15 NEWCROFT CIR. MATTAPAN

Board of Appeal Referrals

5/12/88

Hearing: 5/10/88

Z-11471
Julio Ferreiros, Jr.
52A-54 Bennington Street
East Boston

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from three stores and daycare center to two stores, daycare center and restaurant.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-11471, Julio Ferreiros, Jr., 52A-54 Bennington Street, East Boston, for variance for change of occupancy from three stores and daycare center to two stores, daycare center and restaurant in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso that a curb loading zone authorized by the Boston Transportation Department be provided in front of the property to service uses which are consistent with commercial nature of area. Small Spanish restaurant seats approximately 20 customers.



Z-11471 52A-54 BENNINGTON ST. EAST BOSTON

Board of Appeal Referrals

5/12/88

40

Hearing: 5/10/88

Z-11472

Gregory Doyle

18-20 North Crescent Circuit
Brighton

Site: Two-story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect rear porches of two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11472, Gregory Doyle, 18-20 North Crescent Circuit, Brighton, for variance to erect rear porches in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Minimal yard violation.



Z-11472 18-20 NORTH CRESCENT CIRCUIT BRIGHTON

Board of Appeal Referrals

5/12/88

Hearing: 5/24/88

Z-11473
Dorothy Muscato
807 East Third Street
South Boston

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two-family dwelling and stores to three-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-11473, Dorothy Muscato, 807 East Third Street, South Boston, for two variances for change of occupancy from two-family dwelling and stores to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal is appropriate and consistent with residential neighborhood.

Z-11473 807 EAST THIRD ST. SOUTH BOSTON



Z-11473 807 EAST THRID ST. SOUTH BOSTON

Board of Appeal Referrals

5/12/88

Hearing: 5/10/88

Z-11476

Daniel J. Furden
2135 Centre Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Legalize occupancy as real estate offices.

Violation(s) Real estate office is forbidden use.

VOTED: In reference to petition Z-11476, Daniel J. Furden, 2135 Centre Street, West Roxbury, for forbidden use to legalize occupancy as real estate offices in a single-family (S-.5) district, the Boston Redevelopment Authority recommends deferral. Appellant should submit site plans, elevations, and parking scheme for community and Authority review.



Z-11476 2135 CENTRE ST WEST ROXBURY

Board of Appeal Referrals

5/12/88

Hearing: 5/17/88

Z-11479
James Harrington
94 West Street
Hyde Park

Site: 2½-Story structure

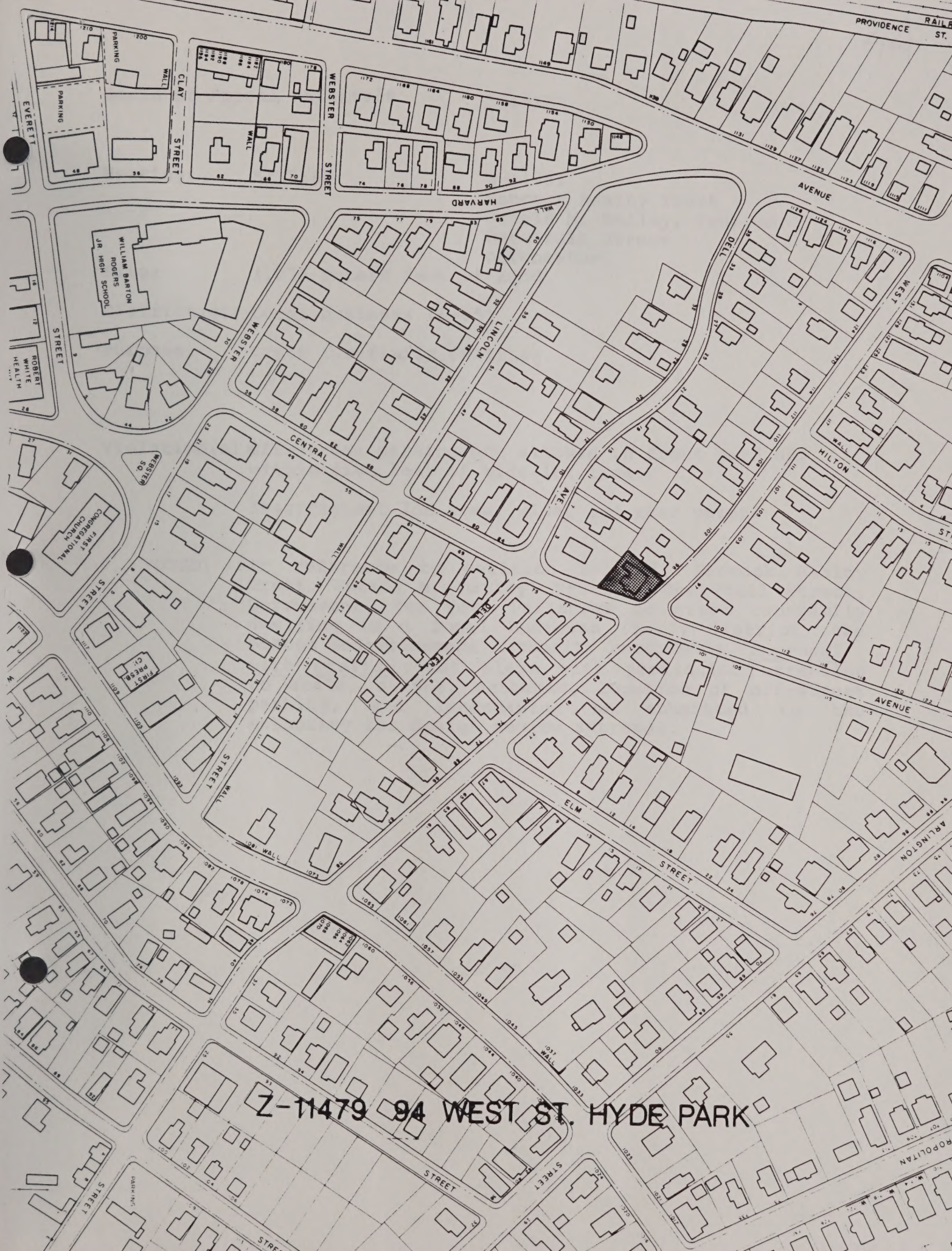
District(s): Single-family (S-.5)

Purpose: Erect one-story addition with deck to two-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient side and rear yards.

VOTED: In reference to petition Z-11479, James Harrington, 94 West Street, Hyde Park, for three variances to erect one-story addition with deck to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposed addition is inappropriate and would increase an already excessive floor area violation as well as rear yard deficiency. Proposed addition is extension to existing rear addition for which there are no Board of Appeal records. Rear yard would be reduced to three feet.



Z-11479 94 WEST ST. HYDE PARK

Board of Appeal Referrals

5/12/88

Hearing: 5/17/88 Z-11481
Hancock Realty Trust
Gerald M. Dailey, Trustee
One Trull Street
Dorchester
Site: 3,238 Square feet of land
District(s): Local business (L-.5)
Purpose: Erect two-family dwelling.

Violation(s) Off-street parking not allowed in front yard nor
within five feet of side lot line.

Insufficient lot area, side, and rear yards.

VOTED: In reference to petition Z-11481, Hancock Realty Trust, Gerald M. Dailey, Trustee, One Trull Street, Dorchester, for four variances to erect two-family dwelling in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to scale, siting, setbacks, location of off-street parking, and landscaping be submitted to the Authority for design review approval.



Z-11481 1 TRULL ST. DORCHESTER

Board of Appeal Referrals

5/12/88

Hearing: 5/24/88

Z-11491-11493

Joseph J. & Paula E. Guarnaccia
54-56 Homer Street & 93 Moore Street
East Boston

Site: 2- and 2½-Story structures

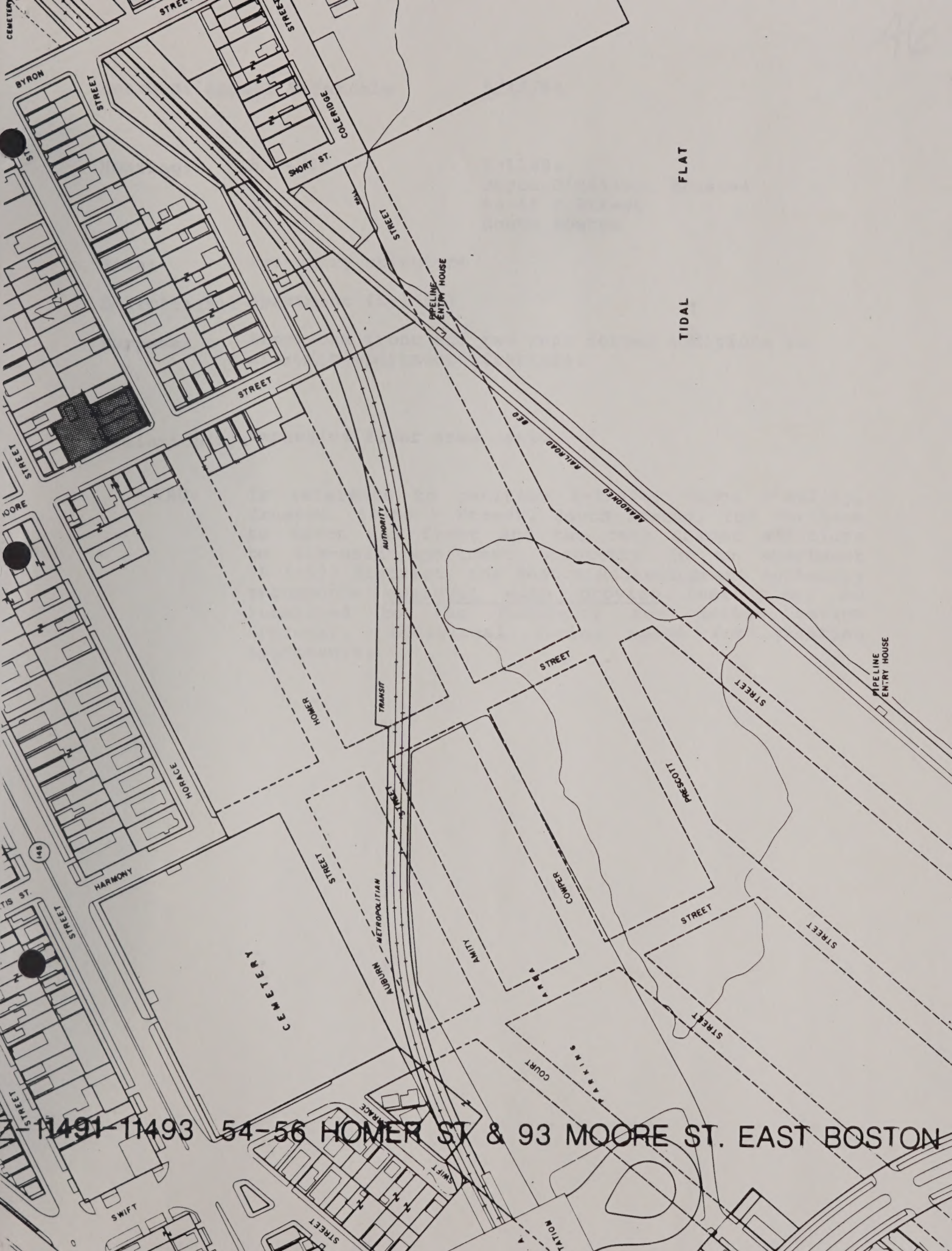
District(s): Residential, two-family (R-.5)

Purpose: Subdivide one-, two-, and three-family dwellings.

Violation(s): Excessive floor area ratio.

Insufficient lot area, width, frontage, open space,
side, and rear yards.

VOTED: In reference to petitions Z-11491-11493, Joseph J. & Paula E. Guarnaccia, 54-56 Homer Street & 93 Moore Street, East Boston, for fifteen variances to subdivide one-, two-, and three-family dwellings in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Subdivision will create three separate parcels each presently occupied by a residential structure. Violations are technical.



11491-11493 54-56 HOMER ST & 93 MOORE ST. EAST BOSTON

Board of Appeal Referrals

5/12/88

Hearing: 5/24/88

Z-11494

Joyce O'Malley, Trustee
64-66 F Street
South Boston

Site: Two-story structure

District(s): Apartment (H-1-50)

Purpose: Erect one front and two rear dormer additions to
six-unit apartment structure.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-11494, Joyce O'Malley, Trustee, 64-66 F Street, South Boston, for variance to erect one front and two rear dormer additions to six-unit apartment structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Additional living space for existing apartments.



Z-11494 64-66 F STREET SOUTH BOSTON

Board of Appeal Referrals

5/12/88

Hearing: 5/10/88

Z-11495
Rossmor, Inc.
55 Kingsdale Street
Dorchester

Site: 6,000 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-apartment townhouse structure.

Violation(s): Insufficient lot area, side, and rear yards.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-11495, Rossmor, Inc., 55 Kingsdale Street, Dorchester, for five variances to erect three-apartment townhouse structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to siting and scale of structure, open space, and off-street parking to the Authority for design review approval.



Z-11495 55 KINGSDALE ST DORCHESTER

Board of Appeal Referrals

5/12/88

Hearing: 5/24/88 Z-11498
Francisco Ortiz
416-422 Geneva Avenue
Dorchester

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from stores to six lodgers, restaurant,
and social club.

Violation(s): Private club is conditional use.

Insufficient off-street parking.

VOTED: In reference to petition Z-11498, Francisco Ortiz, 416-422 Geneva Avenue, Dorchester, for conditional use and variance for change of occupancy from stores to six lodgers, restaurant, and social club in a local business (L-.5) district, the Boston Redevelopment Authority recommends deferral. Appellant should meet with the community and Authority to resolve following concerns: location of lodgers, size of social club, hours of operation, and off-street parking.



Z-11498 • 416-422 GENEVA AVE DORCHESTER

Board of Appeal Referrals

5/12/88

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Hearing: 5/24/88

Z-11499

George Jordan

34 Lawrence Avenue

Dorchester

Site: Three-story structure

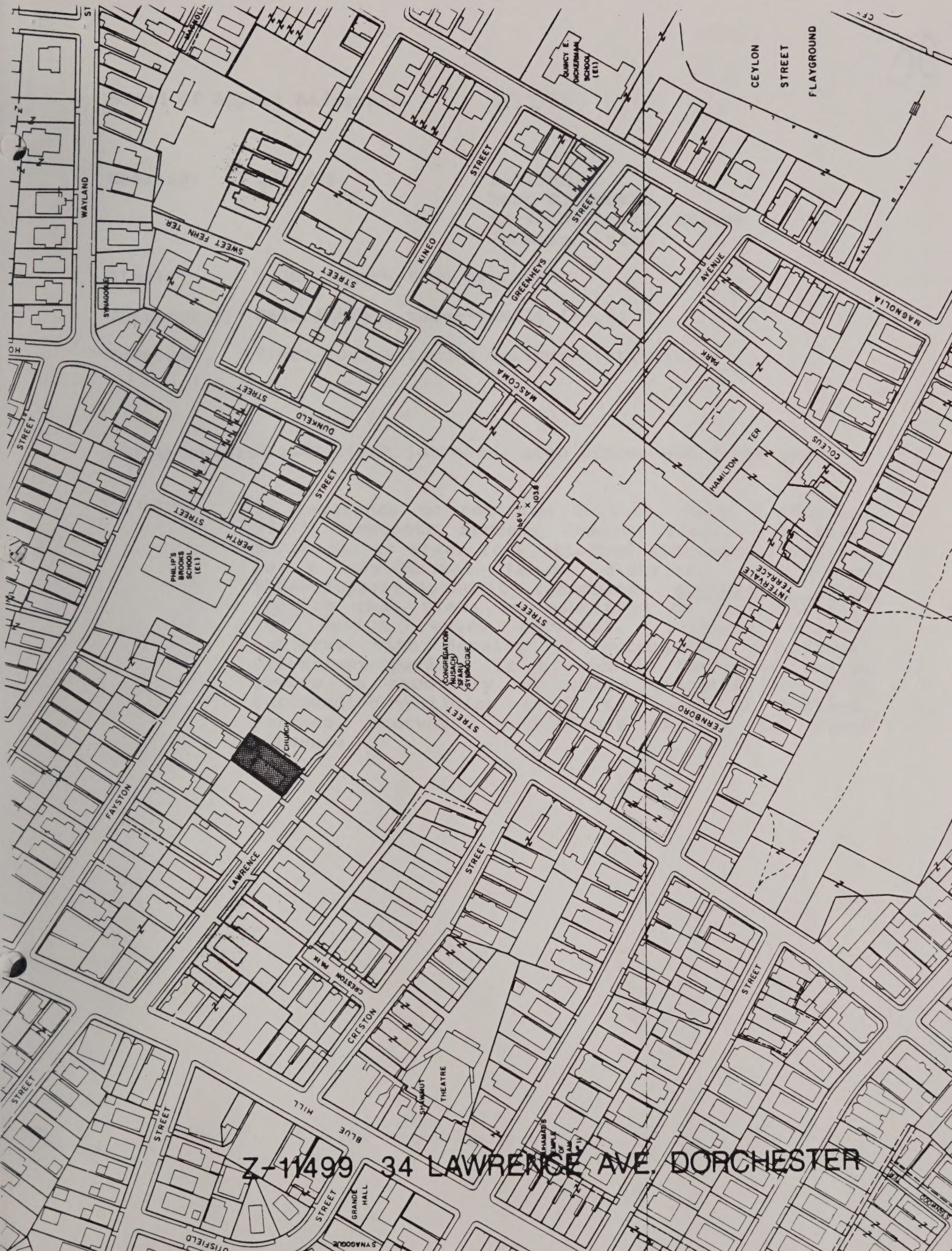
District(s): Apartment (H-1)

Purpose: Change occupancy from two- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-11499, George Jordan, 34 Lawrence Avenue, Dorchester, for forbidden use and variance for change of occupancy from two- to four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral. Lawrence Avenue is located in the Quincy-Geneva subdistrict of the Roxbury Interim Planning Overlay District. Article 27 (IPOD) was not cited. Appellant should review proposal with the Roxbury Neighborhood Council.



Z-11499 34 LAWRENCE AVE. DORCHESTER

Board of Appeal Referrals

5/12/88

Hearing: 5/24/88

Z-11503

Mary E. Rourke

93-95 Wachusett Street

Jamaica Plain

Site: 7,369 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect four attached apartment structure.

Violation(s): Insufficient lot area, open space, and front yard.

VOTED: In reference to petition Z-11503, Mary E. Rourke, 93-95 Wachusett Street, Jamaica Plain, for three variances to erect four attached apartment structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed project conforms with density of surrounding buildings. Off-street parking is provided. Extensive design review is necessary to ensure compatibility with surrounding building stock in terms of facades, porches, doorways, double-hung windows and other elements.



Z-11503 93-95 WACHUSETT ST JAMAICA PLAIN

Board of Appeal Referrals

5/12/88

Hearing: 5/10/88

Z-11504

Metropolitan Avenue Trust
942 Hyde Park Avenue
Hyde Park

Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect two side additions to retail structure.

Violation(s) Department store is forbidden use.

VOTED: In reference to petition Z-11504, Metropolitan Avenue Trust, 942 Hyde Park Avenue, Hyde Park, for forbidden use to erect two side additions to retail structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral. Appellant should seek further community review as well as a complete development analysis from the Authority. Further information required for proper review.



Z-11504 942 HYDE PARK AVE. HYDE PARK

Board of Appeal Referrals

5/12/88

Hearing: 5/24/88

Z-11507
Pauline Willis
61 Crescent Avenue
Dorchester

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Enclose rear porches of three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z- 11507, Pauline Willis, 61 Crescent Avenue, Dorchester, for two variances to enclose rear porches of three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Enclosed second- and third-floor porches do not encroach on abutting property nor create precedent in this neighborhood.



Z-11507 61 CRESCENT AVE. DORCHESTER

Board of Appeal Referrals

5/12/88

Hearing: 5/24/88

Z-11508
Kit Chang Chow
76 Goodenough Street
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Enclose rear porches of two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11508, Kit Chang Chow, 76 Goodenough Street, Brighton, for variance to enclose rear porches of two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that comprehensive plans be submitted to the Authority for design review approval. Porches not visible from street; no neighborhood opposition.



BOSTON ALBANY

VINELAND

BEACON

NORTH

AVENUE

ELECTRIC

CONVERSE

ST.

PARKING

FANEUIL BOSTON HOUSING DEVELOPMENT AUTHORITY

NILES

MC. KINNEY PLAYGROUND

MADELINE

STREET

GOOD

BARKER

STREET

DUNKLEE

ROAD

STREET

PLAYGROUND

PARKING

ST. COLUMBKILLE SCHOOL

Z-11508 76 GOOD ENOUGH ST BRIGHTON

Hearing: 5/24/88

Z-11509
Winship Real Estate Trust
Priscilla Lewis, Trustee
42-44 Winship Street
Brighton

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-11509, Winship Real Estate Trust, Priscilla Lewis, Trustee, 42-44 Winship Street, Brighton, for forbidden use and three variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to creating on-site parking be submitted to the Authority for design review approval. Existing condition for many years.



Z-11509 42-44 WINSHIP ST. BRIGHTON

Board of Appeal Referrals

5/12/88

Hearing: 5/17/88

Z-11517
Gennaro Balzano
750 American Legion Highway
Roslindale

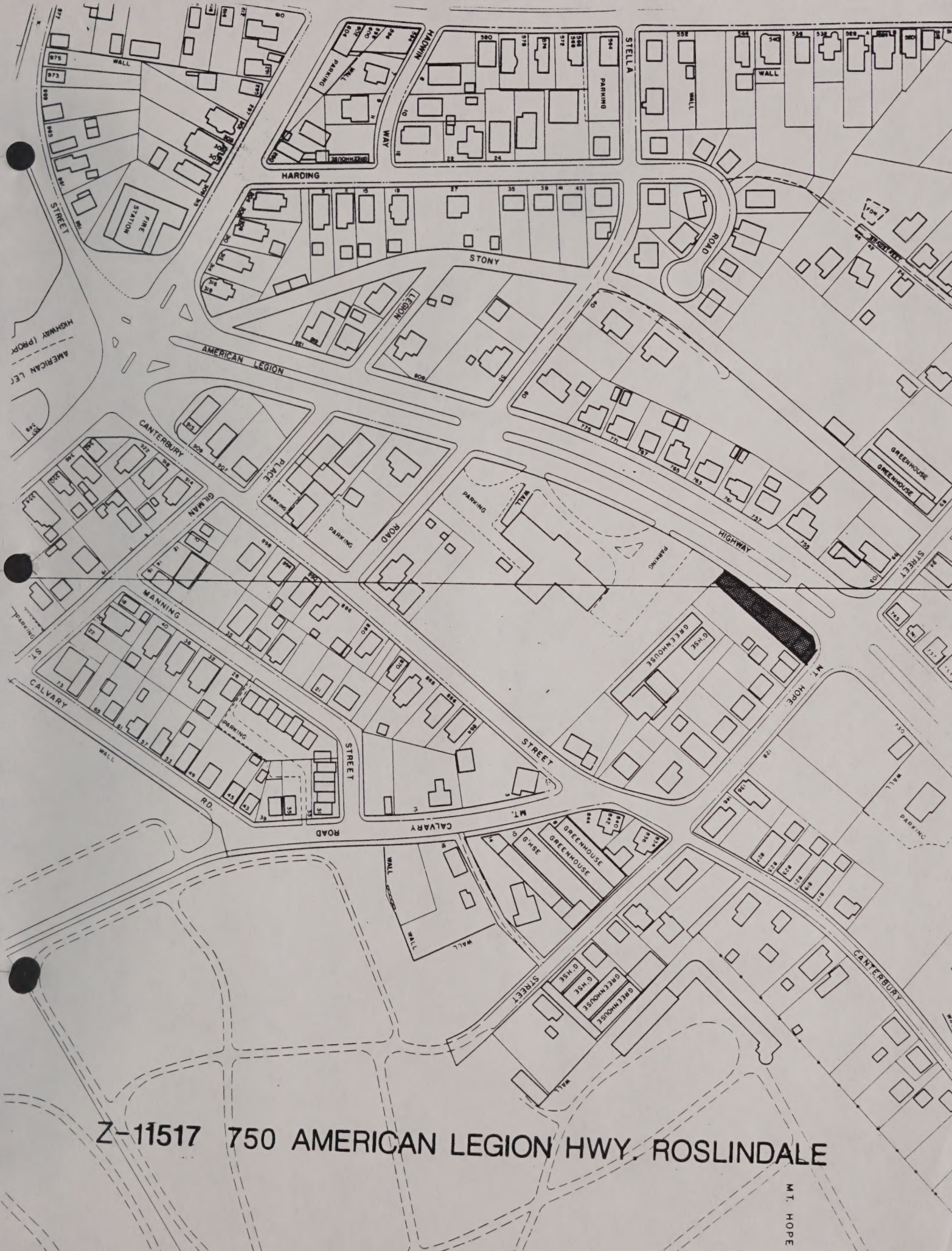
Site: Two-story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect deck addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11517, Gennaro Balzano, 750 American Legion Highway, Roslindale, for variance to erect deck addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to materials and final treatment be submitted to the Authority for design review approval. Deck is not excessive nor architecturally incompatible with surrounding properties.



Z-11517 750 AMERICAN LEGION HWY. ROSLINDALE

MT. HOPE

3d / Appeal
for docs

Board of Appeal Referrals

5/12/88

Hearing: 5/24/88

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Z-11533-11534
Woodward Group, LTD.
Kevin M. Walsh, President
30-32-34 Woodward Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Subdivide; erect four-unit apartment structure.

Violation(s): Insufficient lot area, width, frontage, and open space.

Excessive floor area ratio.

VOTED: In reference to petitions Z-11533-11534, Woodward Group, LTD., Kevin M. Walsh, President, 30-32-34 Woodward Street, South Boston, for eleven variances to subdivide and erect four-unit apartment structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to removal of headhouse be submitted to the Authority for design review approval. Appellant has reviewed plans with abutters resulting in project being reduced from four-story, six-unit dwelling to three-story, four-unit apartment structure and off-street parking increased from two to six spaces.



Z-11533-11534 30-34 WOODWARD ST. SOUTH BOSTON

Hearing: 5/24/88 Z-11597-11598
Consalvo & Sons, Inc.
39-41 Westmore Road
Mattapan

Site: Vacant land

District(s): Residential, two-family (R-.5)

Purpose: Erect two three-family dwelling structures.

Violation(s): Insufficient front yard, side yard, rear yard,
lot area, lot width, open space, and lot frontage.

Excessive building height and floor area ratio.

Insufficient off-street parking.

VOTED: In reference to petition Z-11597-11598, Consalvo & Sons, Inc., 39-41 Westmore Road, Mattapan, for twelve variances to erect two three-family dwelling structures in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. The proposed project will upgrade two vacant lots in Mattapan. The two properties share a private way which adds space and helps to alleviate some of the impacts of the dimensional, open space, and frontage violations. The building height and floor area ratio for these buildings are not out of character for this three decker lined street. The proposed design is compatible with the architectural characteristics of this street. The developer will also try to accommodate more off-street parking spaces as part of the design review process. The developer was tentatively designated by the Public Facilities Department (PFD) to develop this site under their Project 747/Buildable Lots Program. The developer will apply to the HOP Program and market at least 75 percent of the units as affordable at a price range between \$70,000 to \$85,000. The proposed design is compatible to its multifamily neighborhood context. PFD and MHFA will be reviewing the design of this project.

Board of Appeal Referrals

5/12/88

Hearing: 5/24/88

Z-11599
Consalvo & Sons, Inc.
17 Greendale Road
Mattapan

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect one six-family dwelling structure.

Violation(s): Insufficient side yard, rear yard, lot area for additional dwelling units, and open space.

Excessive floor area ratio.

Off-street parking is not allowed within the front nor side yard.

VOTED: In reference to petition Z-11599, Consalvo & Sons, Inc., 17 Greendale Road, Mattapan, for six variances to erect one six-family dwelling structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The proposed project will rejuvenate the area by building six new units on a 7,756-square-foot lot. The density is appropriate for this three decker neighborhood where most of the lots are under 4,000 square feet. The floor area ratio variance is .22 higher than the .8 floor area ratio required by the Code. The rear yard variance is seven feet short of the Code's requirement. The usable open space per dwelling unit is 440 square feet, in keeping with open space proportions in the area. The developer will try to accommodate more parking spaces as part of the design review process. The proposed design of this building is compatible with surrounding three decker buildings on this street. The developer was tentatively designated by the Public Facilities Department (PFD) to develop this site under their Project 747/Buildable Lots Program. The developer will apply to the HOP Program and market at least 75 percent of the units as affordable at a price range between \$70,000 to \$85,000. PFD and MHFA will be reviewing the design of this project.



Z-11597-99 39-41 WESTMORE RD
& 17 GREENDALE RD. MATTAPAN

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Board of Appeal Referrals

5/12/88

Hearing: 5/17/88

Z-11667
Joseph Fisher
536 East Fourth Street
South Boston

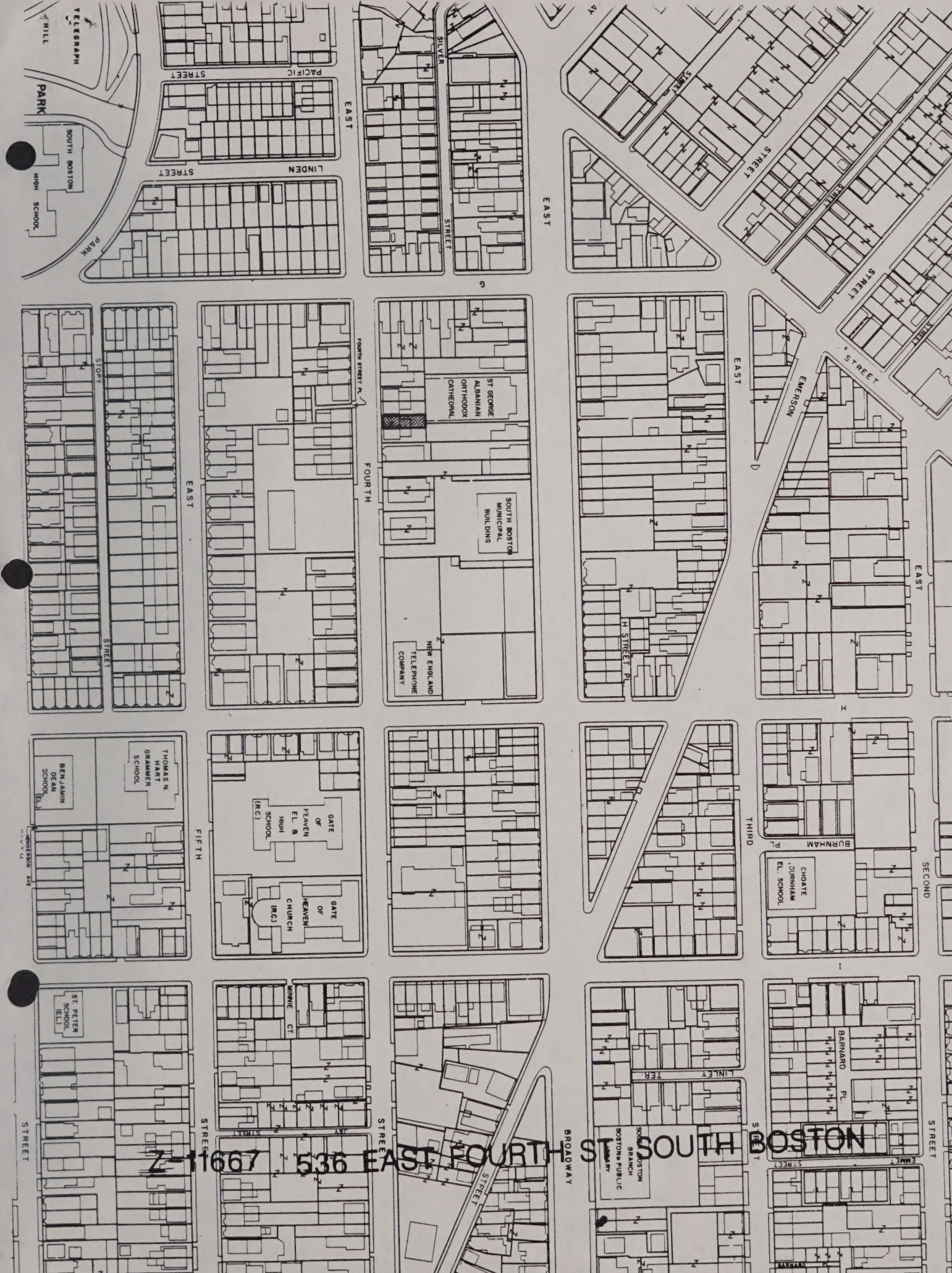
Site: Two-story structure

District(s): Apartment (H-1-50)

Purpose: Erect deck addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11667, Joseph Fisher, 536 East Fourth Street, South Boston, for variance to erect deck addition to one-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Proposed rear sundeck will not have a negative impact on surrounding neighborhood.



Z-11667 536 EAST FOURTH ST SOUTH BOSTON

